

February 11, 2003

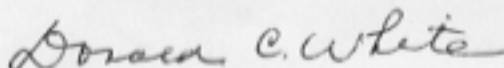
To whom it may concern:

I am an owner of the Oak Country Estate Property located in the Ramona Grasslands in San Diego County, California. Portions of the Santa Maria Creek cross this property.

Assuming agreement can be reached on appropriate terms, I am willing to sell approximately 300 acres of this property, part of which is within the FEMA 100-year floodway, to The Nature Conservancy.

Please feel free to contact me at 760-788-2845 if you have any questions in this regard.

Sincerely,

A handwritten signature in cursive script that reads "Don 'Skip' White".

Don "Skip" White
15532 Calistoga Drive
Ramona, CA 92061

c. Mark S. McArthur

February 6, 2003

To Whom It May Concern:

I am the owner of 40 acres located in the Ramona Grasslands in San Diego County California. Portions of the Santa Maria creek or floodplain cross this property.

Assuming agreement can be reached on appropriate terms, I am willing to sell all of this property.

Please feel free to contact me at (949)760-1628 if you have any questions in this regard.

Sincerely,

Linder C, Hobbs

Linder C. Hobbs
Co-Trustee of
The Linder C. Hobbs Family Trust
Box 686
Corona Del Mar, CA 92625

e-mail: hobbs@iecc.org

VIII Financial Summary

FINANCIAL SUMMARY
SANTA MARIA CREEK FLOOD PROTECTION CORRIDOR
ESTIMATED PROPERTY ACQUISITION COSTS

ACQUISITION COSTS:

Oak Country Estates:

Property: <i>(282 acres @ appraised value 6,200 acre)</i>	\$1,748,400
Appraisal: <i>(\$6,000 original plus \$3,000 to update)</i>	\$9,000
Phase I Environmental Assessment:	\$2,000
Closing Costs:	\$1,000
Legal Costs:	\$5,000
Salary Costs related to acquisition:	\$15,000
25% Indirect Costs: <i>(on all but land)</i>	\$8,000
TOTAL:	\$1,788,400

Hobbs:

Property: <i>(40 acres @ est. value \$7,093 acre)</i>	\$283,720
Appraisal:	\$4,000
Phase I Environmental Assessment:	\$2,000
Closing Costs:	\$1,000
Legal Costs:	\$5,000
Salary Costs related to acquisition:	\$15,000
25% Indirect Costs: <i>(on all but land)</i>	\$6,750
TOTAL:	\$317,470

Total Acquisition Costs: \$2,105,870

HOLDING COSTS:

(Cost incurred until property is transitioned to long-term stewardship partner)

Insurance: <i>(\$0.044 per \$1 of value, per yr.)</i>	\$895
Property Taxes: <i>(1% plus .15% for special assessments, 1 yr.)</i>	\$23,370
Enforcement/Security:	\$5,000
Hydrology Study	\$40,000
25% Indirect Costs: <i>(on three items above)</i>	\$17,317
Endowment: <i>(5% of land costs)</i>	\$406,424

Total Holding Costs: \$493,006

TOTAL PROJECT COSTS: \$2,598,876

Section 497.7. Application for Grant Funding

Applicants for grant funding under the program shall file a complete application with the Department on a form prescribed by the Department. The Department shall not revise the application form during any period in which project proposals are being solicited. A complete application shall contain at least the following information:

(a) A description of the proposed project including:

(1) A statement of the problem being addressed

See Project Objectives, p2

(2) A discussion of the ways that the project addresses the problem and satisfies the purposes described in Section 497.5(a)(2).

See Project Objectives and III Minimum Qualifications, p3

(3) A description of the project approach

See Project Objectives and Sections III-V

(4) A discussion of the expected outcome and benefits of the project

See Project Objectives and Sections III-VI

(5) A description of the geographic boundaries of the project

See Project Location, p1

(6) Verification that the project is located at least partially in one of the qualifying areas listed in Section 497.5(a).

Appendix III, Map 1

(7) A description and justification of any proposed use of program funds for flood control system or water system repairs performed as part of an easement program or a project developed or financed under the program (Water Code Section 79043).

N/A

(8) A demonstration that the project is technically feasible

Acquisition only, See team qualifications, Section VI.D., p23

(9) A hydrologic and hydraulic analysis prepared by a civil engineer registered pursuant to California law or a Professional Hydrologist-Surface Water certified by the American Institute of Hydrology.

See statement, p3

(10) A complete initial study environmental checklist as required by Section 15063(f), Title 1, California Code of Regulations, and if available a completed Environmental Impact Report or other environmental documentation as required by CEQA.

Acquisition only, none required

(11) A list of required permits for the project and an implementation plan for their procurement.

Acquisition only, none required

(b) Maps and drawings as necessary to describe the project, including:

(1) A vicinity map **See Appendix III, Map 1**

(2) A map indicating location of project features and boundaries of affected property. **See Appendix III, Map 1**

(3) Drawings or sketches of project features as necessary to describe them.

Photos, See Appendix I

(c) A financial summary including:

See Sections VI.A and VI.E.1, Appendix VIII

(1) The estimated cost of the project broken down by task

(2) The estimated flood control benefits of the project

(3) The amount of the grant requested

(4) The estimated amount to be funded by the applicant

(5) Identification of any other parties contributing to the cost, and the amounts and activities to be funded by them.

(d) A summary of proposed property acquisition rights including:

See Appendix II, Table 1

(1) Identification of each property

(2) Names, addresses and telephone numbers of the property owners and lessees or tenants.

(3) The type of property rights to be acquired (such as easement or fee title).

(4) Evidence that affected landowners are willing participants in any proposed real property transactions.

(5) A justification of any proposed acquisition of fee interest in property to protect or enhance a flood protection corridor or floodplain while preserving or enhancing agricultural use (Water Code Section 79037(b)(1)) which includes:

a. Reason for the fee title acquisition

See Project Objectives, p2, III.A. Minimum Qualifications p3, Section IV and Sections V.B.

b. Alternatives considered to fee title acquisition for each property

See III.D. Minimum Qualifications p3

c. Proposed final disposition of the property

d. Effect on county property tax revenue

Section V.B.4.5

(e) A tentative work plan for the project including:

See Project Objectives, and Sections IV-VI

(1) A timetable for execution of the project

(2) A task breakdown for the project

(3) A description of how services of the California Conservation Corps, or local community conservation corps will be used in the project.

See Section III Minimum Qualifications

- (f) A list of names and addresses of owners of all property interests in parcels adjacent to those for which acquisition of property rights is proposed.

See Appendix II, Table 2

- (g) If property rights are to be acquired for the project, or if a need is indicated in environmental review documentation prepared for the project pursuant to CEQA, a plan to minimize the impact of the project on adjacent property owners, including but not limited to the following (Water Code Section 79041):

See III Minimum Qualifications

- (1) An evaluation of the impact on floodwaters
 - (2) The structural integrity of affected levees
 - (3) Diversion facilities
 - (4) Current and historic agricultural practices on the project site and in the vicinity
 - (5) Timber extraction operations
 - (6) An evaluation with regard to maintenance
- (h) A description of the input and participation that local groups and affected parties provided in the preparation of the work plan and application.

See Section VI.E.

- (i) A statement relative to the use of a trust fund for maintenance, or any proposed alternative, as specified in Water Code Section 79044.

See Section VI.A and Appendix VIII

- (j) Either or both of the following, depending on applicability:

- (1) An analysis of the project benefits to wildlife habitat.

See Section V.A

- (2) A description of project actions to preserve agricultural land.

See Section V.B

- (k) A statement of qualifications for the project team.

See Section VI.D., p23

- (l) A written statement by an attorney certifying that the applicant is authorized to enter into a grant agreement with the State of California.

Attached to this checklist

Note: Authority: Water Code Sections 8300, 12580, and 79044.9.
Reference: Water Code Sections 79035 through 79044; Public Resources Code Sections 21000 *et seq.*; California Code of Regulations, Title 1, Section 15063(f).